

DARTMOOR NATIONAL PARK AUTHORITY  
DEVELOPMENT MANAGEMENT COMMITTEE

04 September 2015

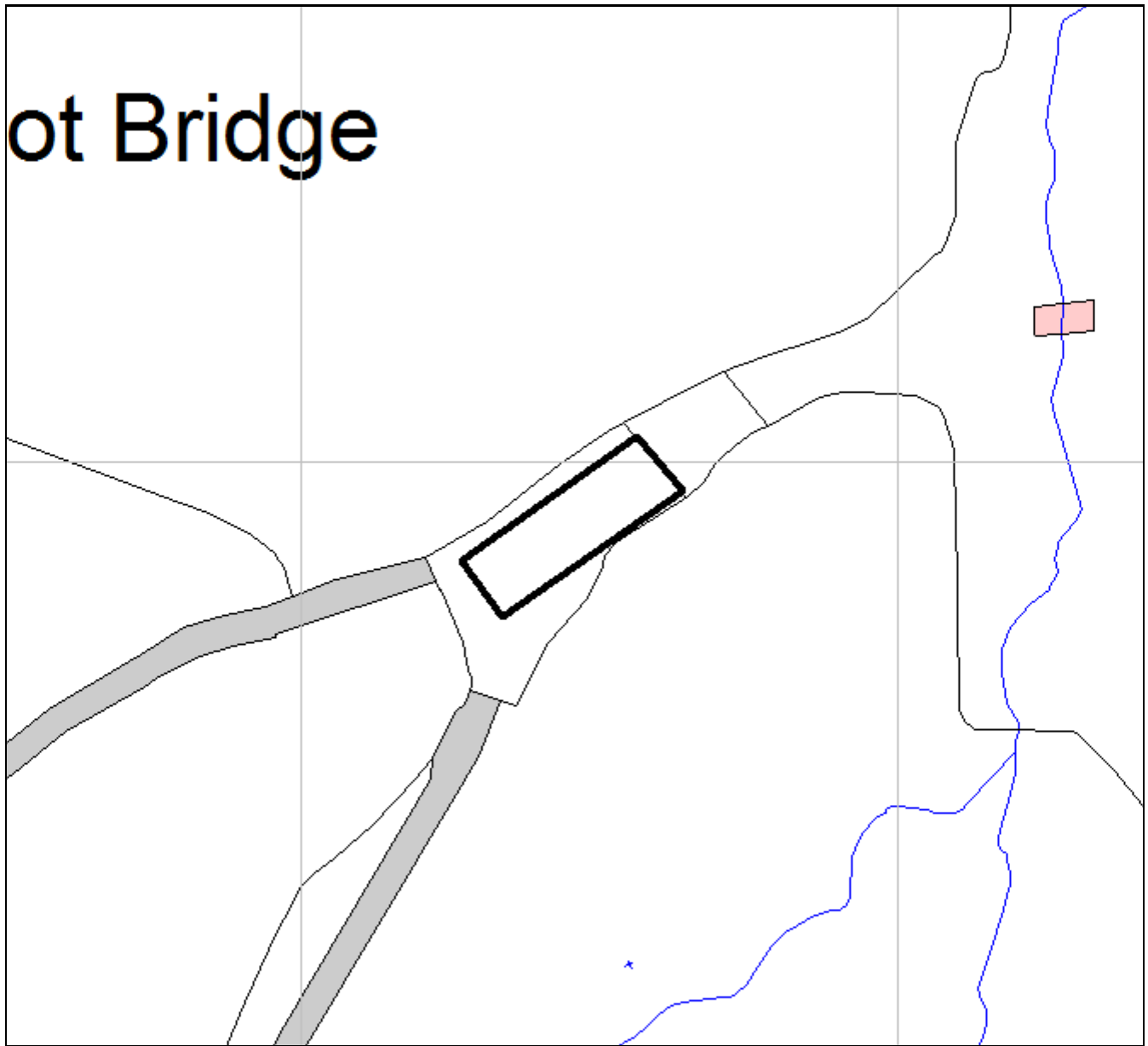
**APPLICATIONS FOR DETERMINATION BY THE COMMITTEE**

Report of the Head of Planning

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1. Application No: **0338/15** District/Borough: **West Devon Borough**  
Application Type: **Full Planning Permission** Parish: **Sheepstor**  
Grid Ref: **SX572679** Officer: **Jo Burgess**  
Proposal: **Erection of feed building (460qm) over existing concrete feed area**  
Location: **land part of Tor Royal Farm,  
Princetown**  
Applicant: **Mr D Colton**



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50m  
Scale 1:1250 @ A4

## Recommendation **That permission be REFUSED**

### Reason(s) for Refusal

1. The proposed agricultural building by virtue of its prominent isolated location at the centre of an intact medieval field system, will not conserve or enhance what is special or locally distinctive about the pastoral character of this landscape contrary to policies COR1, COR3, DMD1b, DMD5 and DMD34 of the Dartmoor National Park Development Plan and the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.
2. The proposed agricultural building by virtue of its location at the centre of an intact medieval field system and within a historic trackway, will not conserve or enhance the cultural heritage of this landscape contrary to policies COR1, COR3, DMD1b, DMD3 and DMD34 of the Dartmoor National Park Development Plan and the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.
3. The proposed agricultural building by virtue of its size and prominent isolated location in the open landscape on the flanks of open access land at Sheeps Tor and Yellowmead Down will be visually intrusive and will compromise the enjoyment of the special qualities of the park contrary to policies COR1, COR3, DMD1b, DMD3, DMD5 and DMD34 of the Dartmoor National Park Development Plan and the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.

### Introduction

This application relates to an existing concrete yard enclosed by existing stone walls, on land forming part of Tor Royal Farm, but located south-east of Sheepstor and Yellowmead Down.

It is proposed to erect a building to cover the concrete yard to form a covered feed yard. This is to enable cattle to be fed under cover throughout the year and reduce any chances of pollution of neighbouring water courses.

The application is presented to Members in view of the comments by the Parish Council.

### Planning History

0085/00	Agricultural barn for inwintering of cattle (30m x 15m)		
	Prior Approval	Withdrawn	05 December 2000
0402/99	Cattle shed (15m x 30m)		
	Prior Approval	Objection	07 September 1999

### Consultations

West Devon Borough Council:	Does not wish to comment
County EEC Directorate:	No highway implications
Environment Agency:	Flood Risk Zone 1 - standing advice applies
DNP - Trees & Landscape:	The proposed building will have a detrimental impact on the character of the area, which is contrary to policy COR1(h)

and COR3. The development does not enhance what is special or locally distinctive about the landscape character, and is unsympathetic development which will harm the wider landscape. The development is contrary to DMD5 because it does not conserve/or enhance the character and special qualities of Dartmoor's landscape by respecting the valued attributes of this landscape type, specifically the pastoral character of the fields and the medieval field pattern and it does not help to conserve the panoramic views from the open moorland or respect the sense of remoteness found in this part of Dartmoor.

### **Parish/Town Council Comments**

Burrator PC: Support the application due to the changing needs of agriculture

### **Relevant Development Plan Policies**

COR1 - Sustainable Development Principles

COR18 - Providing for sustainable economic growth

COR2 - Settlement Strategies

COR24 - Protecting water resources from depletion and pollution

COR3 - Protection of Dartmoor's special environmental qualities

COR4 - Design and sustainable development principles

COR8 - Meeting the challenge of climate change

DMD1a - Presumption in favour of sustainable development

DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities

DMD3 - Sustaining the quality of places in Dartmoor National Park

DMD34 - Agricultural and forestry

DMD5 - National Park Landscape

### **Representations**

None to date.

### **Observations**

#### **INTRODUCTION**

It is proposed to build a new agricultural building on land near Yellowmead, Sheepstor. The land was previously part of Yellowmead Farm and part of it has been a hardstanding used as a feed area for at least 16 years. The boundaries are formed by stone faced banks and walls which are in a poor state of repair. There are three access gates to the land - one from the end of the highway below Sheepstor which continues as a drift lane or driveway to the site, one directly onto common land on Yellowmead Down and one to a track which leads to Yellowmead Farm.

#### **THE PROPOSAL**

It is proposed to erect a monopitch structure some 36 metres long, 12 metres wide and 5.3

metres high at its maximum to cover the existing hardstanding. The building would be open on the west elevation and one third of the east elevation would be open. All the dung produced by the cows while feeding will be stored in the building and spread on the land when the weather conditions allow in accordance with current regulations.

The building is proposed as part of the catchment sensitive zone due to the increased risk of pollution from cattle feeding on the existing concrete yard. Although the site is not within a Nitrate Vulnerable Zone (NVZ) at present, the applicant is seeking to plan ahead and protect the environment and animal welfare standards. The building is designed to ensure that rainwater will be kept separate from the slurry reducing the quantities of dirty water and reducing the chance of pollution to the watercourse and nearby Burrator Reservoir.

## PLANNING POLICY

Policy DMD34 allows for agricultural development where there is a need that is proportionate to the use of land, it relates well to local landscape features and other building groups, is located and orientated with respect to local topography, it demonstrates scale and form that is well related to its function and it will not cause unacceptable harm to amongst other things cultural heritage assets.

Policy DMD5 requires development to conserve or enhance the character and special qualities of the Dartmoor landscape by respecting the valued attributes of landscape character types, ensuring that the location, scale and design conserves and/or enhances what is special or locally distinctive about landscape character, retaining or enhancing distinctive cultural features, avoiding unsympathetic development that will harm the wider landscape and respecting the tranquillity and sense of remoteness of Dartmoor.

Policies COR8 and COR24 seek to incorporate water conservation systems and does not permit development that would risk harm to the quality and yield of water resources.

## AGRICULTURAL NEED

Tor Royal Farm is at Princetown but the applicant has land at Sheepstor and is a tenant of South West Lakes Trust in the Burrator Catchment Area. The applicant has agricultural buildings on the edge of Sheepstor village and at the time of the site visit silage bales were being stored on agricultural land to the north of the site.

The erection of the building will allow separation of rainwater and slurry in order to protect water supply and is proposed as part of the Catchment Sensitive Zone.

## PLANNING HISTORY

When the land was part of Yellowmead Farm an application was submitted for a dual pitch building 6 metres shorter, 2.5m wider and 1.7m lower (to the ridge of a pitch roof) than that currently proposed. An objection was raised for the following reason - : The proposed building would detract from the character and appearance of this part of the Dartmoor National Park having regard in particular to its size and its prominence in the open landscape on the flanks of Sheeps Tor and Yellowmead Down.

Members resolved to grant a subsequent application in 2000 provided that the roof of the height was reduced by 1.5m to 5.5m (ridge) and the length reduced to 26.5m. Amended plans were never received and the application was withdrawn due to the foot and mouth crisis.

It was noted at that time that the site was within a drift lane and the Historic Environment Officer has confirmed that this is a drift lane or drove road and of importance as a cultural heritage feature and an important element of the medieval landscape.

This information would have been relayed to the applicant if pre application advice had been sought and alternative sites sought with the applicant.

## IMPACT ON LANDSCAPE CHARACTER

A Landscape and Visual Impact Assessment was submitted with the application however the Trees and Landscape Officer has identified a number of errors and references to out of date reports and policies within that report.

It did not identify that Dartmoor National Park is a Category V Protected Area in the International Union for Conservation of Nature World Commission on Protected Areas Classification System. No reference was made to the National Planning Policy Framework (NPPF) or the 2010 Landscape Character Assessment and the author has failed to recognise open access land immediately adjacent to the site.

Paragraph 115 of the NPPF states that great weight should be given to conserving landscape and scenic beauty in National Parks which have the highest status of protection in relation to landscape and scenic beauty.

The site is located within Landscape Character Type 2D Moorland Edge Slopes but is adjacent to and influenced by 1L Upland Moorland with Tors.

This isolated development will contrast strongly with the predominantly pastoral landscape and the building does not reflect the building pattern found in this landscape. The perception will be of a large structure which has no relationship to other buildings. The development will have a significant impact on the valued attributes of this landscape type particularly the intact medieval field system and the pastoral character of the area. The development does not help to conserve the panoramic views from the open moorland or respect the sense of remoteness found in this part of Dartmoor.

The submitted assessment does not take into account this nationally valued landscape and the magnitude of the impact is greater than suggested in the report. Large isolated agricultural buildings located on the edge of open moorland have can have a major impact on the character of the landscape, because such development does not reflect the building pattern of nucleated vernacular farmsteads found in this type of landscape.

## VISUAL AMENITY

The building will be very visible from the common land (open access land) to the north and east, including from the top of Sheepstor Tor. The visual impact will be greater than the slight/moderate adverse effect suggested in the landscape report. The visual baseline has not been clearly defined and there is no assessment of zones of theoretical visibility. In relation to the sensitivity of visual receptors, people visit this part of Dartmoor specifically to enjoy the Dartmoor landscape and the panoramic views seen from upland Tors. Sheepstor Tor is a very popular destination for visitors who enjoy the scenic views of the open moorland, the nearby reservoir and the mostly intact medieval enclosed landscape. The landscape report does not appear to take into account that this is a landscape where visitors, whose attention and

interest is focused on the landscape and the panoramic views of the landscape is highly sensitive to change. From the common to the north and east in particular the building will be seen as an isolated structure on land which is a transition between an enclosed pastoral landscape and an open moorland landscape.

## CONCLUSION

Although the benefits of a covered feeding area are recognised in terms of the impact on ground water pollution and the monopitch design is an attempt to minimise the impact on the wider landscape: the reason why the Authority objected to a previous request to erect a building on the land has not been diminished; if anything the advice in the NPPF and the adoption of the Landscape Character Assessment and policy DMD5 give a much stronger argument for resisting the proposed development. The development does not conserve or enhance what is special or locally distinctive about the landscape character, would impact specifically on the cultural heritage of the national park in terms of the medieval field pattern and historic trackway and it will have a significant visual impact on a wide area of open moorland compromising the enjoyment of those accessing that land for recreational purposes.

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2. Application No: **0354/15** District/Borough: **South Hams District**  
Application Type: **Full Planning Permission -  
Householder** Parish: **Cornwood**  
Grid Ref: **SX606594** Officer: **Jo Burgess**  
Proposal: **Replacement of both juliet balconies and replacement cladding**  
Location: **35 Abbots Park, Cornwood**  
Applicant: **Mrs H Walke**



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50m  
Scale 1:1250 @ A4



Recommendation **That permission be GRANTED**

**Condition(s)**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Introduction**

35 Abbots Park Road is a modern detached house at end of cul de sac of similar houses within Cornwood.

It is proposed to replace the Juliet balconies and replace the cladding on the front elevation.

The application is presented to Members in view of the Parish Council comments.

**Planning History**

0481/05	Alterations to approved fenestrations, new fenestrations, alterations to roof-line above kitchen window and alterations to approved deck area	Full Planning Permission	Grant Unconditionally	08 August 2005
0356/04	Renewal of permission ref 0214/99 for the erection of two-storey extension	Full Planning Permission	Grant Conditionally	28 June 2004
0214/99	Two storey extension	Full Planning Permission	Grant Conditionally	12 May 1999

**Consultations**

South Hams District Council:	Does not wish to comment
County EEC Directorate:	No highway implications
Environment Agency:	Flood Risk Zone 1 - standing advice applies

**Parish/Town Council Comments**

Cornwood PC:	Object - cladding will not be in keeping with the rest of Abbots Park properties and does not accord with the approved concept for the whole development
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**Relevant Development Plan Policies**

- COR1 - Sustainable Development Principles
- COR2 - Settlement Strategies
- COR4 - Design and sustainable development principles
- DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
- DMD24 - Extensions and alterations to dwellings
- DMD4 - Protecting local amenity
- DMD7 - Dartmoor's built environment

**Representations**

None to date.

## **Observations**

### **INTRODUCTION**

Within the National Park planning permission is required for the cladding of a dwelling. In this case it is proposed to clad the render part of the dwelling with a light grey wood grain finish UPVC cladding with a horizontal boarded pattern.

### **PLANNING POLICY**

Policy DMD7 requires development to conserve and enhance the character of the local environment and reinforce the distinctive qualities of places through consideration of materials and finishes.

### **IMPACT ON ENVIRONMENT**

The estate is largely render and stone with some slate cladding. It is a relatively modern estate and 35 is located at the end of the cul de sac. This type of cladding has been approved on a number of dwellings within the National Park and has a neutral impact when considered against the existing render. It is proposed to ease maintenance and although painted timber cladding is not an element of the Dartmoor vernacular, in this situation it is considered to conserve and enhance the built environment.

### **PARISH COUNCIL COMMENTS**

Although this introduces a new element to the estate, the stone base is retained and being of a wood grain finish will tie in with the windows and doors. On balance the proposed cladding is not considered to cause any harm.

There are no concerns regarding the replacement Juliet balconies.

### **CONCLUSION**

The proposed cladding although it is a different finish to the rest of the estate would conserve and enhance the built environment and is considered to be acceptable.

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**STEPHEN BELLI**

DARTMOOR NATIONAL PARK AUTHORITY  
DEVELOPMENT MANAGEMENT COMMITTEE

04 September 2015

**APPLICATIONS DETERMINED UNDER DELEGATED POWERS  
AND APPLICATIONS WITHDRAWN**

Report of the Head of Planning

**Members are requested to contact the Office before 5pm on Thursday if they wish to raise questions concerning any of the above.**

**(For further information please contact Stephen Belli)**

Recommendation: **That the following decisions be noted.**

1	<b>Application No:</b> 0332/15	<b>District/Borough:</b> Teignbridge District
	<b>Application Type:</b> Full Planning Permission	<b>Parish:</b> Widecombe-in-the-Moor
	<b>Proposal:</b> Trenching works for underground electricity cables	
	<b>Location:</b> Dunstone Manor, Widecombe-in-the-Moor	
	<b>Decision:</b> Withdrawn	
2	<b>Application No:</b> 0387/15	<b>District/Borough:</b> Teignbridge District
	<b>Application Type:</b> Full Planning Permission - Householder	<b>Parish:</b> Widecombe-in-the-Moor
	<b>Proposal:</b> Increase the height of an existing chimney	
	<b>Location:</b> Honeysuckle Cottage, Ponsworthy	
	<b>Decision:</b> Withdrawn	
3	<b>Application No:</b> 0388/15	<b>District/Borough:</b> Teignbridge District
	<b>Application Type:</b> Listed Building Consent	<b>Parish:</b> Widecombe-in-the-Moor
	<b>Proposal:</b> Increase the height of an existing chimney	
	<b>Location:</b> Honeysuckle Cottage, Ponsworthy	
	<b>Decision:</b> Withdrawn	
4	<b>Application No:</b> 0299/15	<b>District/Borough:</b> South Hams District
	<b>Application Type:</b> Full Planning Permission	<b>Parish:</b> Dean Prior
	<b>Proposal:</b> Construction of slurry store (846sqm)	
	<b>Location:</b> Well Park Farm, Dean Prior	
	<b>Decision:</b> Grant Conditionally	

5 **Application No:** 0310/15 **District/Borough:** Teignbridge District  
**Application Type:** Listed Building Consent **Parish:** Moretonhampstead  
**Proposal:** Alter small lean-to/outbuilding attached to rear of property to house Biomass boiler installation  
**Location:** Moorwood Cottage, Moretonhampstead Road, Lustleigh  
**Decision:** Grant Conditionally

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6 **Application No:** 0312/15 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission - Householder **Parish:** Lustleigh  
**Proposal:** Alterations and extension to dwelling  
**Location:** Mapstone Cottage, Mapstone Hill, Lustleigh  
**Decision:** Grant Conditionally

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7 **Application No:** 0306/15 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission - Householder **Parish:** Dartmoor Forest  
**Proposal:** Erection of first floor rear extension above existing kitchen and bathroom  
**Location:** 31 Burrator Avenue, Princetown  
**Decision:** Grant Conditionally

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8 **Application No:** 0285/15 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission **Parish:** Buckland Monachorum  
**Proposal:** Alterations to the shop front, new security warehouse doors, refrigeration plant/AC and covered compound  
**Location:** Co-operative Store, 4 Moorland Villas, Yelverton  
**Decision:** Grant Conditionally

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9 **Application No:** 0287/15 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission - Householder **Parish:** Buckfastleigh  
**Proposal:** Replace existing conservatory  
**Location:** 17 Fore Street, Buckfastleigh  
**Decision:** Grant Conditionally

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10 **Application No:** 0276/15 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission **Parish:** Throwleigh  
**Proposal:** Construction of agricultural field shelter  
**Location:** Higher Burrows, Throwleigh  
**Decision:** Grant Conditionally

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11 **Application No:** 0288/15 **District/Borough:** Teignbridge District  
**Application Type:** Listed Building Consent **Parish:** Buckfastleigh  
**Proposal:** Replace existing conservatory and install new internal staircase  
**Location:** 17 Fore Street, Buckfastleigh  
**Decision:** Grant Conditionally

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12 **Application No:** 0273/15 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission **Parish:** Ashburton  
**Proposal:** Erection of one market dwelling  
**Location:** land at Stonepark Crescent, Ashburton  
**Decision:** Refused

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13 **Application No:** 0275/15 **District/Borough:** West Devon Borough  
**Application Type:** Advertisement Consent **Parish:** Drewsteignton  
**Proposal:** Erection of two information signs  
**Location:** Fingle Bridge, Drewsteignton  
**Decision:** Grant Conditionally

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14 **Application No:** 0278/15 **District/Borough:** West Devon Borough  
**Application Type:** Certificate of Lawfulness **Parish:** Drewsteignton  
for an existing use  
**Proposal:** Use of Fingle Farm, Drewsteignton as an unrestricted single  
dwellinghouse (Use class C3)  
**Location:** Fingle Farm, Drewsteignton  
**Decision:** Certificate issued

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15 **Application No:** 0301/15 **District/Borough:** South Hams District  
**Application Type:** Full Planning Permission **Parish:** South Brent  
**Proposal:** Demolition of existing police station and associated outbuildings;  
construction of five two-storey houses (semi-detached and terrace of  
three) with dedicated off street parking  
**Location:** Police Station, Kerries Road, South Brent  
**Decision:** Withdrawn

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16 **Application No:** 0272/15 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission **Parish:** Chagford  
**Proposal:** Convert workshop within yard to residential use including reinstatement  
of a former building and new pitched roof over entrance gate and  
adjoining building  
**Location:** Bellacouch Yard, Chagford  
**Decision:** Grant Conditionally

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- 17 **Application No:** 0286/15 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission **Parish:** Throwleigh  
**Proposal:** Positioning of a metal storage container  
**Location:** North Wonson Farm, Throwleigh  
**Decision:** Refused
- 
- 18 **Application No:** 0280/15 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission - Householder **Parish:** Lustleigh  
**Proposal:** Extension to kitchen  
**Location:** Highcroft, Pethybridge, Lustleigh  
**Decision:** Grant Conditionally
- 
- 19 **Application No:** 0233/15 **District/Borough:** South Hams District  
**Application Type:** Certificate of Lawfulness for a proposed development **Parish:** Buckfastleigh West  
**Proposal:** Erection of two single storey extension to the rear of the dwellinghouse described in the First Schedule of this Notice and as detailed in application reference 0233/15  
**Location:** Hockmoor Farm, Buckfastleigh  
**Decision:** Certificate issued
- 
- 20 **Application No:** 0281/15 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission - Householder **Parish:** Buckland Monachorum  
**Proposal:** Formation of rooms in the roof including the insertion of a dormer  
**Location:** 1 Willowby Gardens, Yelverton  
**Decision:** Withdrawn
- 
- 21 **Application No:** 0274/15 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission - Householder **Parish:** Mary Tavy  
**Proposal:** Reconstruction of bathrooms with dormers  
**Location:** Brookside, Mary Tavy  
**Decision:** Grant Unconditionally
- 
- 22 **Application No:** 0291/15 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission - Householder **Parish:** Whitchurch  
**Proposal:** Modifications to an existing side extension  
**Location:** Tarrywood, Caseytown, Whitchurch  
**Decision:** Grant Conditionally
-

23	<b>Application No:</b> 0289/15	<b>District/Borough:</b> West Devon Borough
	<b>Application Type:</b> Full Planning Permission - Householder	<b>Parish:</b> Burrator
	<b>Proposal:</b> Remodelling of house including enlargement and related works	
	<b>Location:</b> Merrymeet, Dousland, Yelverton	
	<b>Decision:</b> Grant Conditionally	
<hr/>		
24	<b>Application No:</b> 0295/15	<b>District/Borough:</b> Teignbridge District
	<b>Application Type:</b> Full Planning Permission - Householder	<b>Parish:</b> Widecombe-in-the-Moor
	<b>Proposal:</b> Single storey garden room extension and two-storey extension for kitchen and bedroom	
	<b>Location:</b> Drywell Farm, Widecombe-in-the-Moor	
	<b>Decision:</b> Refused	
<hr/>		
25	<b>Application No:</b> 0304/15	<b>District/Borough:</b> West Devon Borough
	<b>Application Type:</b> Full Planning Permission	<b>Parish:</b> Chagford
	<b>Proposal:</b> Erection of building for agricultural machinery storage (6m x 9m) with hardcore turning area	
	<b>Location:</b> Well Park, Middlecott, Chagford	
	<b>Decision:</b> Grant Conditionally	
<hr/>		
26	<b>Application No:</b> 0263/15	<b>District/Borough:</b> West Devon Borough
	<b>Application Type:</b> Full Planning Permission	<b>Parish:</b> Horrabridge
	<b>Proposal:</b> Construction of a detached double garage with holiday let above in lieu of games room approved under 0186/13 (Retrospective)	
	<b>Location:</b> Bridge House, Bedford Bridge, Magpie, Yelverton	
	<b>Decision:</b> Grant Conditionally	
<hr/>		
27	<b>Application No:</b> 0267/15	<b>District/Borough:</b> South Hams District
	<b>Application Type:</b> Full Planning Permission - Householder	<b>Parish:</b> Cornwood
	<b>Proposal:</b> Minor fenestration changes - installation of rooflight and one obscure glazed window	
	<b>Location:</b> Torr Meadow Cottage (formerly Yishay Meadow), Vicarage Hill, Cornwood	
	<b>Decision:</b> Grant Unconditionally	
<hr/>		
28	<b>Application No:</b> 0308/15	<b>District/Borough:</b> Teignbridge District
	<b>Application Type:</b> Full Planning Permission - Householder	<b>Parish:</b> Buckfastleigh
	<b>Proposal:</b> Reconfiguration of house layout and new extension. Replacement flat roof extending over new extension, new rooflights and WC and upgrading of car port	
	<b>Location:</b> 14 St Bernards Close, Buckfast	
	<b>Decision:</b> Grant Conditionally	

29 **Application No:** 0293/15 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission **Parish:** North Bovey  
**Proposal:** Replace aged covered yard cattle shed with wider cattle shed (730sqm) on the same footprint but with reduced ridge and eaves and alter and extend farmhouse  
**Location:** Bowden Farm, North Bovey  
**Decision:** Withdrawn

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30 **Application No:** 0296/15 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission **Parish:** Buckfastleigh  
**Proposal:** Replacement dwelling  
**Location:** Orchard Lea, Grange Road, Buckfast  
**Decision:** Grant Conditionally

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31 **Application No:** 0282/15 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission - Householder **Parish:** Chagford  
**Proposal:** Creation of balcony and works to window to form door  
**Location:** Upper Long, Chagford  
**Decision:** Refused

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32 **Application No:** 0277/15 **District/Borough:** South Hams District  
**Application Type:** Full Planning Permission - Householder **Parish:** Shaugh Prior  
**Proposal:** Side extension, loft conversion and demolition of existing garage  
**Location:** Copperhayes, Shaugh Prior  
**Decision:** Withdrawn

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33 **Application No:** 0294/15 **District/Borough:** Teignbridge District  
**Application Type:** Listed Building Consent **Parish:** North Bovey  
**Proposal:** Replace aged covered yard cattle shed with wider cattle shed (730sqm) on the same footprint but with reduced ridge and eaves and alter and extend farmhouse  
**Location:** Bowden Farm, North Bovey  
**Decision:** Withdrawn

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34 **Application No:** 0292/15 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission - Householder **Parish:** Drewsteignton  
**Proposal:** Addition of timber cladding to rendered walls of house  
**Location:** Homelands, Crockernwell  
**Decision:** Grant Conditionally

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35 **Application No:** 0284/15 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission **Parish:** Whitchurch  
**Proposal:** Erection of cattle barn (225sqm)  
**Location:** Reddicliffe Farm, Whitchurch  
**Decision:** Refused

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36 **Application No:** 0279/15 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission **Parish:** Sticklepath  
**Proposal:** Erection of stable and change of use of land to equestrian  
**Location:** Plot 3, land part Greenhill Farm, Sticklepath  
**Decision:** Grant Conditionally

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37 **Application No:** 0283/15 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission - Householder **Parish:** Horrabridge  
**Proposal:** Erection of single storey extension to dwelling  
**Location:** 6 Youldon Way, Horrabridge  
**Decision:** Grant Conditionally

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38 **Application No:** 0307/15 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission - Householder **Parish:** Burrator  
**Proposal:** Demolition of existing single detached garage and erection of new lean-to garage plus infill porch to west elevation  
**Location:** The Craggs, Burrator Road, Dousland  
**Decision:** Grant Conditionally

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39 **Application No:** 0313/15 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission - Householder **Parish:** Ashburton  
**Proposal:** Replacement garage to include store and plant room  
**Location:** Owlacombe Bridge Cottage, Sigford  
**Decision:** Grant Conditionally

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40 **Application No:** 0311/15 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission - Householder **Parish:** Burrator  
**Proposal:** Construction of a porch over existing front door and steps  
**Location:** Hillside, Gratton Lane, Yelverton  
**Decision:** Grant Conditionally

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- 41 **Application No:** 0315/15 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission - Householder **Parish:** Burrator  
**Proposal:** Demolition and re-construction of utility room and rear entrance porch  
**Location:** Higher Lovaton, Lovaton, Yelverton  
**Decision:** Grant Conditionally
- 
- 42 **Application No:** 0314/15 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission **Parish:** Dunsford  
**Proposal:** Replace existing roof tiles on old part of school with new man-made fibre cement tiles to match extension dated 2003  
**Location:** Dunsford Community Primary School Dunsford  
**Decision:** Grant Conditionally
- 
- 43 **Application No:** 0303/15 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission - Householder **Parish:** Chagford  
**Proposal:** New garage and modification to existing entrance  
**Location:** Waye Hill House, Chagford  
**Decision:** Refused
- 
- 44 **Application No:** 0297/15 **District/Borough:** South Hams District  
**Application Type:** Full Planning Permission - Householder **Parish:** South Brent  
**Proposal:** Erection of two-storey extension  
**Location:** Glazebrook Farm, South Brent  
**Decision:** Refused
- 
- 45 **Application No:** 0305/15 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission **Parish:** Bridford  
**Proposal:** Erection of timber-framed building for the stabling of horses  
**Location:** Heltor View, Bridford  
**Decision:** Grant Conditionally
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- 46 **Application No:** 0316/15 **District/Borough:** South Hams District  
**Application Type:** Full Planning Permission - Householder **Parish:** Buckfastleigh West  
**Proposal:** Alterations to house including side extension, dormer to the rear and re-design of carport  
**Location:** 3 Hawson Court, West Buckfastleigh  
**Decision:** Grant Conditionally
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**STEPHEN BELLI**